

143.0

0006

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

735,000 / 735,000

USE VALUE:

735,000 / 735,000

ASSESSED:

735,000 / 735,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEMAREE MARC M / TRUSTEE
Owner 2:	MARC M DEMAREE REVOCABLE TRUS
Owner 3:	

Street 1: 52 PINE RIDGE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DEMAREE MARC M -

Owner 2: -

Street 1: 52 PINE RIDGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,778 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1771 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778		Sq. Ft.	Site		0	80.	1.03	9									474,674						474,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5778.000	260,300		474,700	735,000			
Total Card		0.133	260,300		474,700	735,000	Entered Lot Size		
Total Parcel		0.133	260,300		474,700	735,000	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	414.97	/Parcel: 414.9	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,300	0	5,778.	474,700	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	216,900	0	5,778.	445,000	661,900	661,900	Year End Roll	1/3/2019
2018	101	FV	216,900	0	5,778.	367,900	584,800	584,800	Year End Roll	12/20/2017
2017	101	FV	216,900	0	5,778.	338,200	555,100	555,100	Year End Roll	1/3/2017
2016	101	FV	216,900	0	5,778.	308,500	525,400	525,400	Year End	1/4/2016
2015	101	FV	203,800	0	5,778.	302,600	506,400	506,400	Year End Roll	12/11/2014
2014	101	FV	203,800	0	5,778.	281,200	485,000	485,000	Year End Roll	12/16/2013
2013	101	FV	203,800	0	5,778.	267,600	471,400	471,400		12/13/2012

Parcel ID 143.0-0006-0006.0

111121!

PRINT

Date

Time

12/11/20

01:19:35

LAST REV

Date

Time

11/15/19

11:40:08

jorourke

11121

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEMAREE MARC M,	1551-31	1	10/28/2019	Convenience		1	No	No	
CRANE JOSEPH	1188-29		5/29/1998		287,000	No	No	Jennifer A Demaree - DOD: 04/28/2019 BK: 011	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2018	751	Siding	20,000	C				siding & garage do
1/6/2011	20	Manual	2,850					MISC REPAIRS
6/18/2008	670	Redo Bat	17,860		G10	GR FY10		
5/18/2005	403	Manual	4,000					remove wall in kit
5/27/2004	501	Re-Roof	5,675					

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Meas/Inspect	HS	Hanne S
11/17/2008	Meas/Inspect	189	PATRIOT
1/15/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																																																																																																																																																																																													
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